

Arvind
SMARTSPACES

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RERA No. : PRM/KA/RERA/1251/446/PR/090726/008800 | www.rera.karnataka.gov.in

Website : www.arvindsmartspaces.com | **Call :** 080 7168 4176

A RARE OPPORTUNITY.
A GREENER RESERVE.

REPRESENTATIVE IMAGE

PRESENTING



SARJAPUR ROAD, BENGALURU



128+
YEARS
OF LEGACY

43+
PROJECTS
ACROSS INDIA

100M.
SQ.FT. REAL ESTATE
DEVELOPMENT POTENTIAL

A LEGACY THAT CONTINUES TO BUILD THE FUTURE

Arvind SmartSpaces is the real estate arm of the Lalbhai Group, one of India's most respected industrial conglomerates with over nine decades of trust. Since entering real estate in 2009, we have rapidly distinguished ourselves as a developer that puts craftsmanship and customer joy at the very centre of what we build. Our mark is the precision of our processes, the simplicity of our transactions, and the thoughtfulness in everything we create. We don't just build homes, we build communities where life is elevated every single day.

Having firmly established our footprint across Gujarat, Karnataka and Maharashtra. Arvind SmartSpaces is strategically poised to expand further into high-potential cities, with Bengaluru at the heart of our vertical growth ambition.

PRESENCE ACROSS CITIES:



AHMEDABAD



BENGALURU



MUMBAI



PUNE



VADODARA



REPRESENTATIVE IMAGE

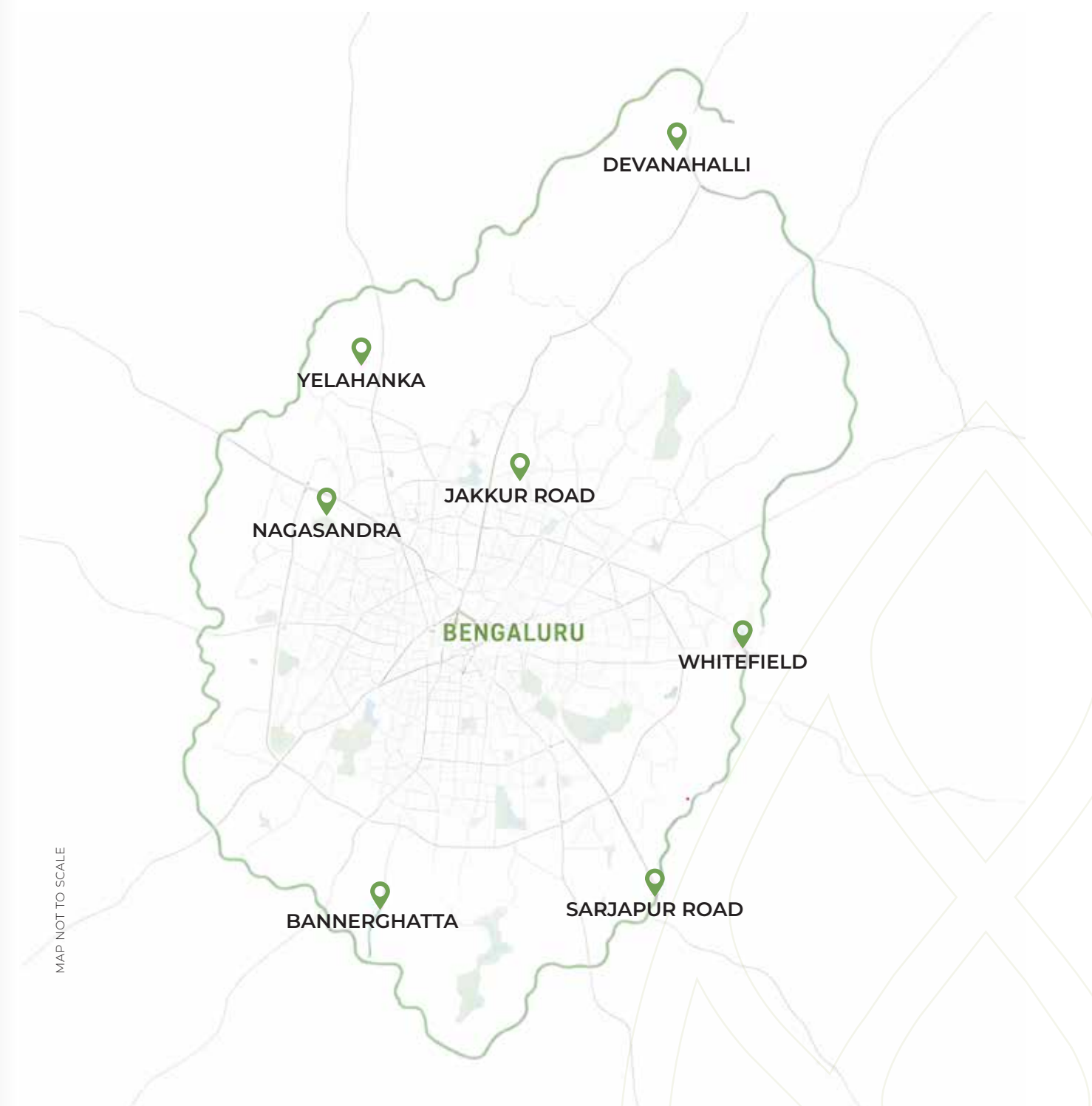
ARVIND SMARTSPACES - BUILDING BENGALURU'S NEXT GENERATION OF COMMUNITIES

Bengaluru has never been a city of short-term growth. It is a city shaped by innovation, talent, entrepreneurship, and evolving aspirations.

Recognising this transformation early, Arvind SmartSpaces strategically expanded into Bengaluru in 2012, steadily establishing a strong presence across some of the city's most influential growth corridors.

From plotted communities and premium residences to luxury villa ecosystems, the brand has consistently focused on creating developments that align with the way Bengaluru wants to live today - connected, sustainable, wellness-oriented, and future-ready.

BENGALURU'S TRUSTED NAME SINCE 2012



DELIVERED COMMUNITIES : ARVIND EDGE, ARVIND SKYLANDS, ARVIND SPORCIA
ARVIND EXPANSIA, ARVIND OASIS, ARVIND GREATLANDS
ARVIND BEL AIR

UNDER DEVELOPMENT : ARVIND FOREST TRAILS, ARVIND SKYCREST
ARVIND ORCHARDS, ARVIND THE PARK



THE ECONOMIC MOMENTUM

17M+
METROPOLITAN
POPULATION

45%
INDIA'S STARTUP
ECOSYSTEM PRESENCE

1500+
GLOBAL CAPABILITY
CENTRES (GCCs)

**HIGHEST OFFICE
ABSORPTION**
AMONG INDIAN METRO'S

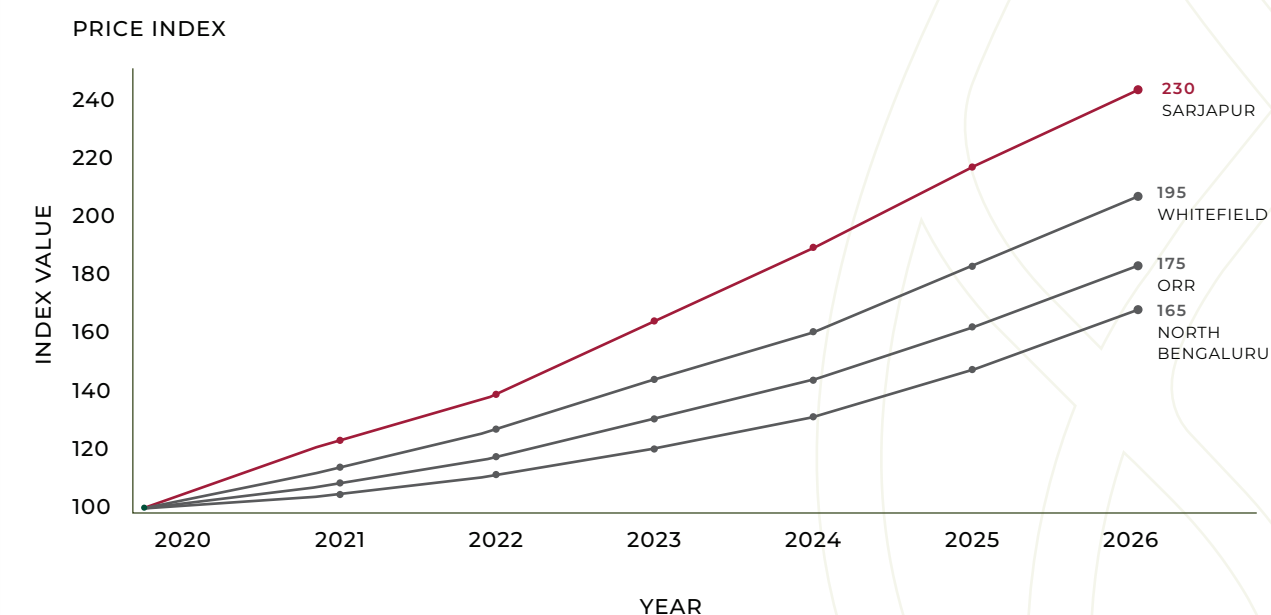
**ONE OF INDIA'S
STRONGEST RENTAL
HOUSING MARKETS**

BENGALURU - INDIA'S MOST POWERFUL URBAN ECONOMY

Bengaluru is no longer merely India's technology capital. It has evolved into one of the world's most influential urban growth ecosystems.

Home to global capability centres, unicorn startups, Fortune 500 technology hubs, AI-led enterprises, deep-tech innovation, and one of the world's youngest professional populations, Bengaluru continues to attract talent, capital, and infrastructure investment at an unprecedented scale.

Its economic resilience, innovation-driven ecosystem, and expanding global influence continue to strengthen long-term real estate demand across strategic corridors.



Sources: Government of Karnataka, NASSCOM, DPIIT Startup India, CBRE India GCC Report 2025, JLL India Office Market Report 2025, Magicbricks Housing Price Index and PropEquity Housing Price Index. Data compiled from publicly available reports and industry publications.



REPRESENTATIVE IMAGE

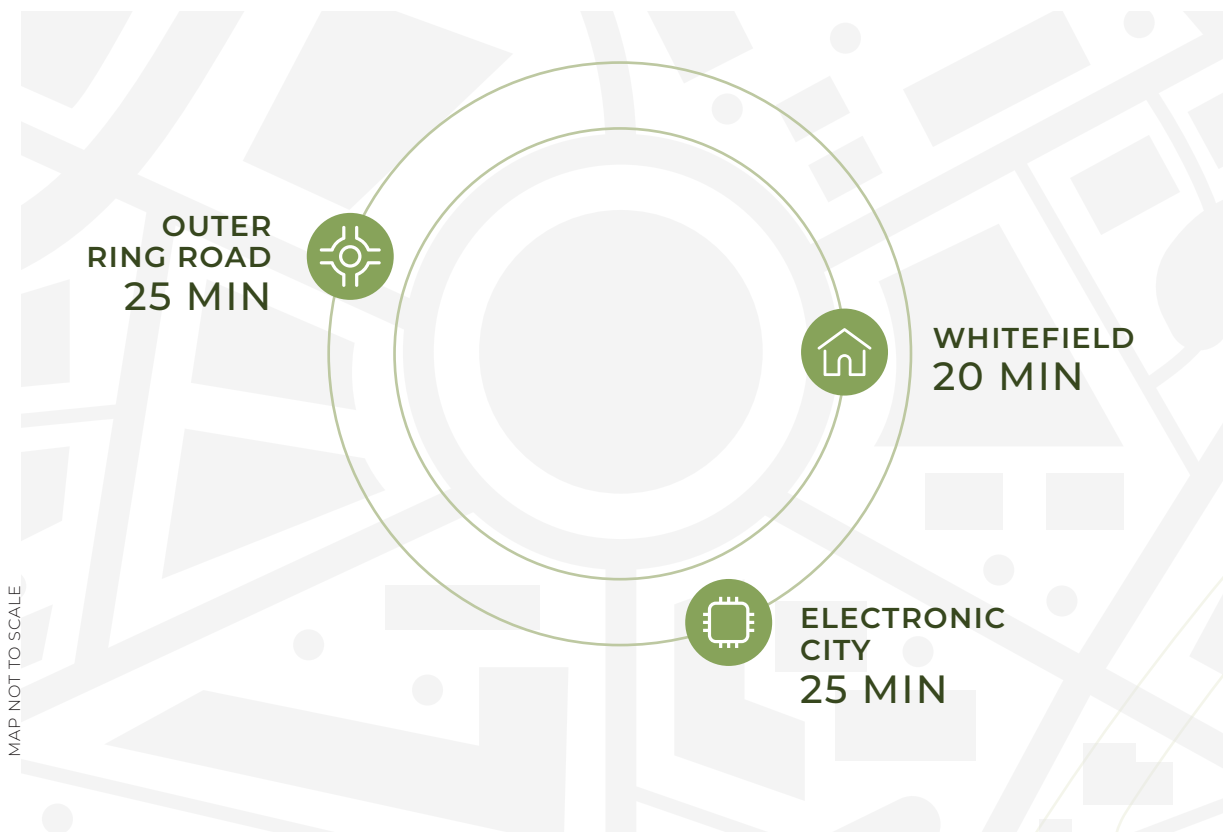
SARJAPUR – WHERE BENGALURU’S FUTURE CONVERGES

Very few locations in Bengaluru offer a strategic balance that Sarjapur Road commands today. Positioned between Outer Ring Road, Whitefield, and Electronic City, the corridor sits at the centre of Bengaluru’s largest employment and infrastructure ecosystem.

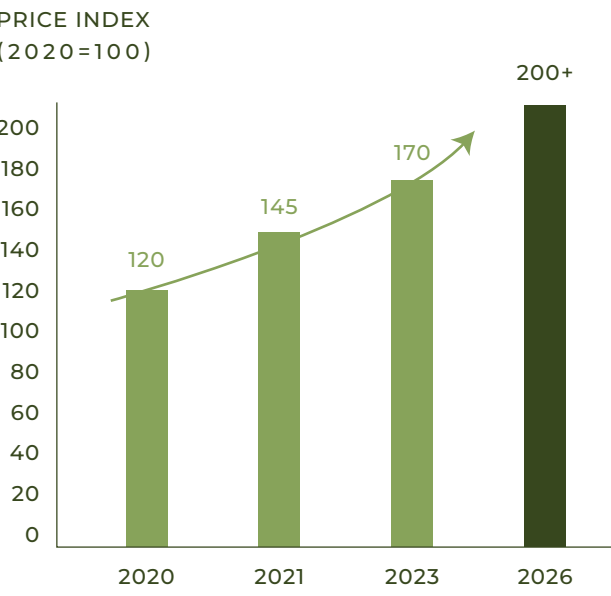
This unique positioning has transformed Sarjapur Road from a peripheral residential stretch into one of Bengaluru’s most aspirational urban growth corridors.

What distinguishes the location is not merely connectivity. It is convergence. The convergence of technology, infrastructure, education, wellness, lifestyle, and future urban expansion.

3 MAJOR TECH CORRIDORS WITHIN MINUTES



20% CAPITAL APPRECIATION SINCE 2020



6+ EDUCATIONAL HUBS
(WITHIN 8 KM)



HIGH RENTAL DEMAND
DRIVEN BY BENGALURU'S
TECHNOLOGY WORKFORCE

Source: ANAROCK Research, Residential Market Viewpoints Bengaluru 2020-2026; Market trend analysis based on quoted residential capital values.



REPRESENTATIVE IMAGE

INFRASTRUCTURE THAT IS RESHAPING THE CORRIDOR

Infrastructure is no longer catching up to Sarjapur Road. It is accelerating it.

Massive public infrastructure investments are actively transforming the corridor into one of Bengaluru's most connected and future-ready residential destinations.

From metro connectivity and mobility upgrades to large-scale road expansion initiatives, the region is entering a new phase of urban accessibility and long-term value creation.



2025 NAMMA METRO ORR CORRIDOR

Metro connectivity along the ORR corridor, improving access to key IT and residential hubs.



2026 PERIPHERAL RING ROAD (PRR)

Strategic development of PRR to decongest the city and enhance regional connectivity.



2027 ROAD WIDENING INITIATIVES

Widening of key arterial roads to ease congestion and improve travel efficiency.



2028 FUTURE MOBILITY CORRIDORS

Introduction of new age mobility corridors for seamless, sustainable and multimodal travel.



2029 STRR CONNECTIVITY

Enhanced Satellite Town Ring Road connectivity to unlock peripheral growth zones.



2030 ELEVATED CORRIDOR EXPANSIONS

Expansion of key elevated corridors to support future traffic demand and urban growth.

Sources: Bangalore Metro Rail Corporation Limited (BMRCL), Government of Karnataka, Bengaluru Development Authority (BDA), Bengaluru Metropolitan Region Development Authority (BMRDA), Karnataka Budget Announcements, and publicly available infrastructure planning documents. Timelines are indicative and subject to statutory approvals and implementation schedules.



WHERE TODAY'S CONNECTIVITY MEETS TOMORROW'S GROWTH

ROAD CONNECTIVITY

- Outer Ring Road (ORR)15 Mins
- Easy access to NH-4430 Mins
- Upcoming Peripheral Ring Road30 Mins
- SH-35 connecting Whitefield & Electronic City35 Mins

IT & BUSINESS HUBS

- Wipro (Kodathi)2 Mins
- RGA Tech Park6 Mins
- Microsoft20 Mins
- Embassy Tech Village25 Mins
- Cessna Business Park25 Mins
- Bellandur IT Corridor25 Mins
- Prestige Tech Park30 Mins
- HSR Layout Business District40 Mins

METRO & PUBLIC TRANSPORT

- Proposed Namma Metro Phase 3A (Sarjapur Corridor)1 Mins
- Extensive BMTC Bus Network1 Mins
- Carmelaram Railway Station7 Mins
- ORR Metro (Blue Line)15 Mins
- Heelalige Railway Station25 Mins

EDUCATION

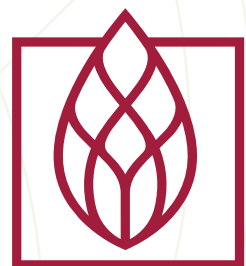
- St. Patricks Academy1 Mins
- Inventure Academy10 Mins
- Delhi Public School10 Mins
- Greenwood High15 Mins
- TISB15 Mins

HEALTHCARE

- Apollo Hospital8 Mins
- Sparsh Hospital9 Mins
- Manipal Hospital (Sarjapur Road)15 Mins
- Motherhood Hospital15 Mins
- Columbia Asia Hospital18 Mins

RETAIL & LIFESTYLE

- Decathlon6 Mins
- Myhna Square20 Mins
- D-Mart20 Mins
- Market Square Mall30 Mins



ARVIND
SYLVA

THE GREEN RESERVE

Urban luxury is evolving. The modern homeowner no longer seeks only square footage or status.

Today's aspirations are centred around wellbeing, cleaner environments, meaningful open spaces, lower-density communities, sustainable living, and emotional balance. The future of premium living is no longer defined by excess. It is defined by how intelligently life is designed. This development is envisioned precisely around that philosophy.



RESIDENCES DESIGNED AROUND MODERN LIFE

Thoughtfully crafted 3 & 4 BHK premium residences designed to support the evolving realities of contemporary urban families. Spacious layouts, abundant natural light, functional planning, wellness-led design principles, and refined materiality come together to create homes that feel intuitive, timeless, and future-ready.



CROSS
VENTILATION



LARGE DECKS



NATURAL LIGHT
OPTIMISATION



SMART PLANNING
EFFICIENCY



WELLNESS-FIRST
LAYOUTS



SUSTAINABLE
MATERIAL APPROACH



BADMINTON COURT



GYMNASIUM



BUSINESS LOUNGE



LIBRARY



TABLE TENNIS & POOL TABLE

ELEVATE EVERY MOMENT WITH A DESIGNER CLUBHOUSE

A multi-level clubhouse envisioned not merely as an amenity, but as a lifestyle destination. Designed around biophilic principles, the ~15,000 sq.ft. designer clubhouse becomes a space where wellness, recreation, productivity, and community interaction coexist seamlessly.



INDOOR
GAMES



MULTIPURPOSE
STUDIO



CARDS &
BOARD GAMES



YOGA
DECK

AND MANY
MORE...



70% OPEN & GREEN LANDSCAPE. A LIVING ECOSYSTEM OF WELLNESS

More than landscaped spaces, the development is conceived as a living ecological framework. Immersive thematic zones create experiences centred around movement, biodiversity, mindfulness, social interaction, and recreation.



MINI FOREST
WITH WALKWAY



WELLNESS
GARDENS



ACTIVE FITNESS
LOOP



COMMUNITY
LAWNS



KIDS' DISCOVERY
ZONE



SKATING TRACK

AND MANY MORE...



REPRESENTATIVE IMAGE

DESIGNED FOR A HEALTHIER TOMORROW

Sustainability here is not cosmetic. It is embedded into the very foundation of planning, engineering, operations, and long-term community living. Every sustainability initiative has been designed to reduce environmental impact while enhancing long-term resident wellbeing.



GREYWATER
RECYCLING



SOLAR
INTEGRATION



LOW VOC
MATERIALS



RAINWATER
HARVESTING



EV CHARGING
INFRASTRUCTURE

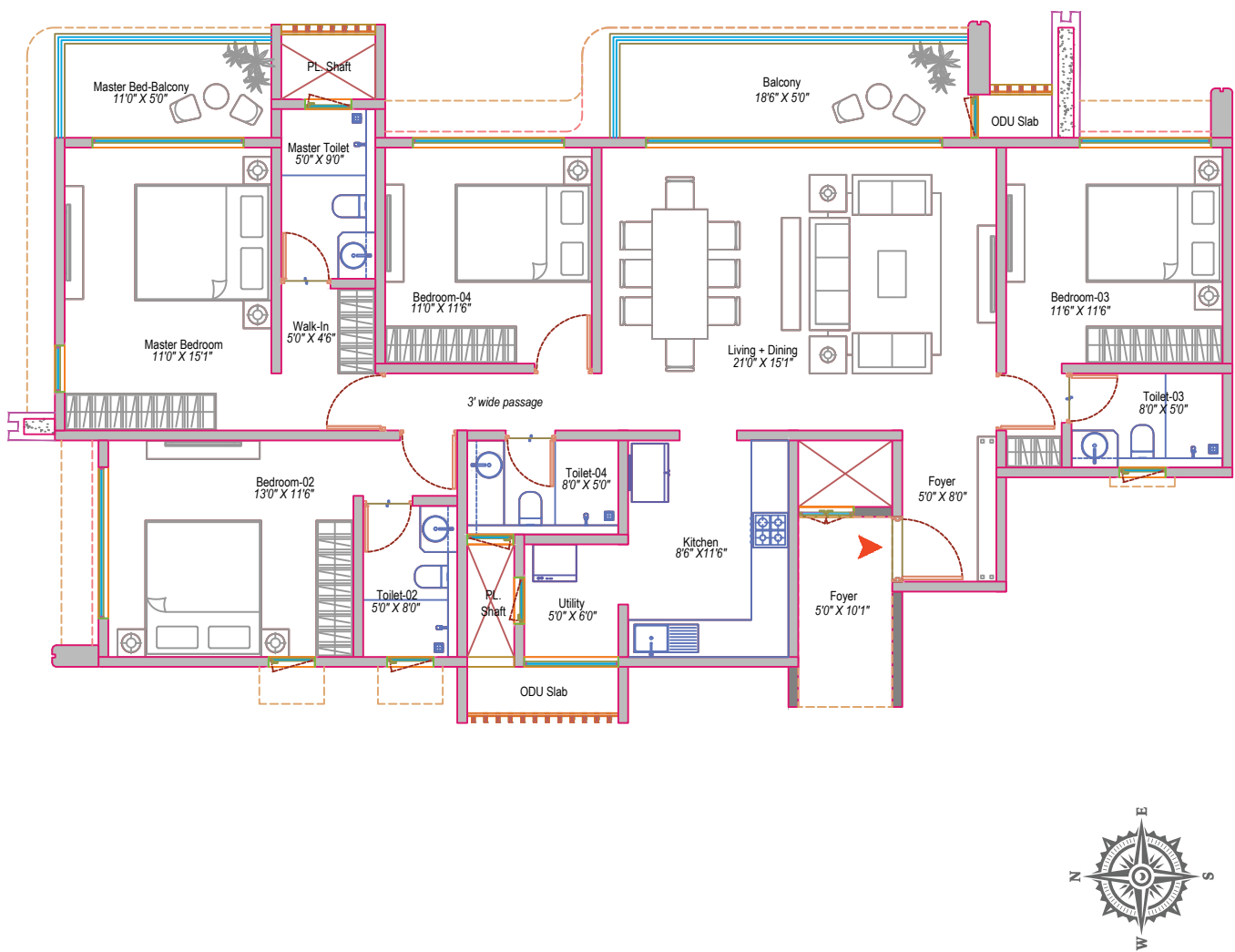


ORGANIC WASTE
CONVERSION



ENERGY-EFFICIENT
SYSTEMS

4 BHK LUXE UNIT PLAN



RERA CARPET AREA : 1385.95 SQ.FT.

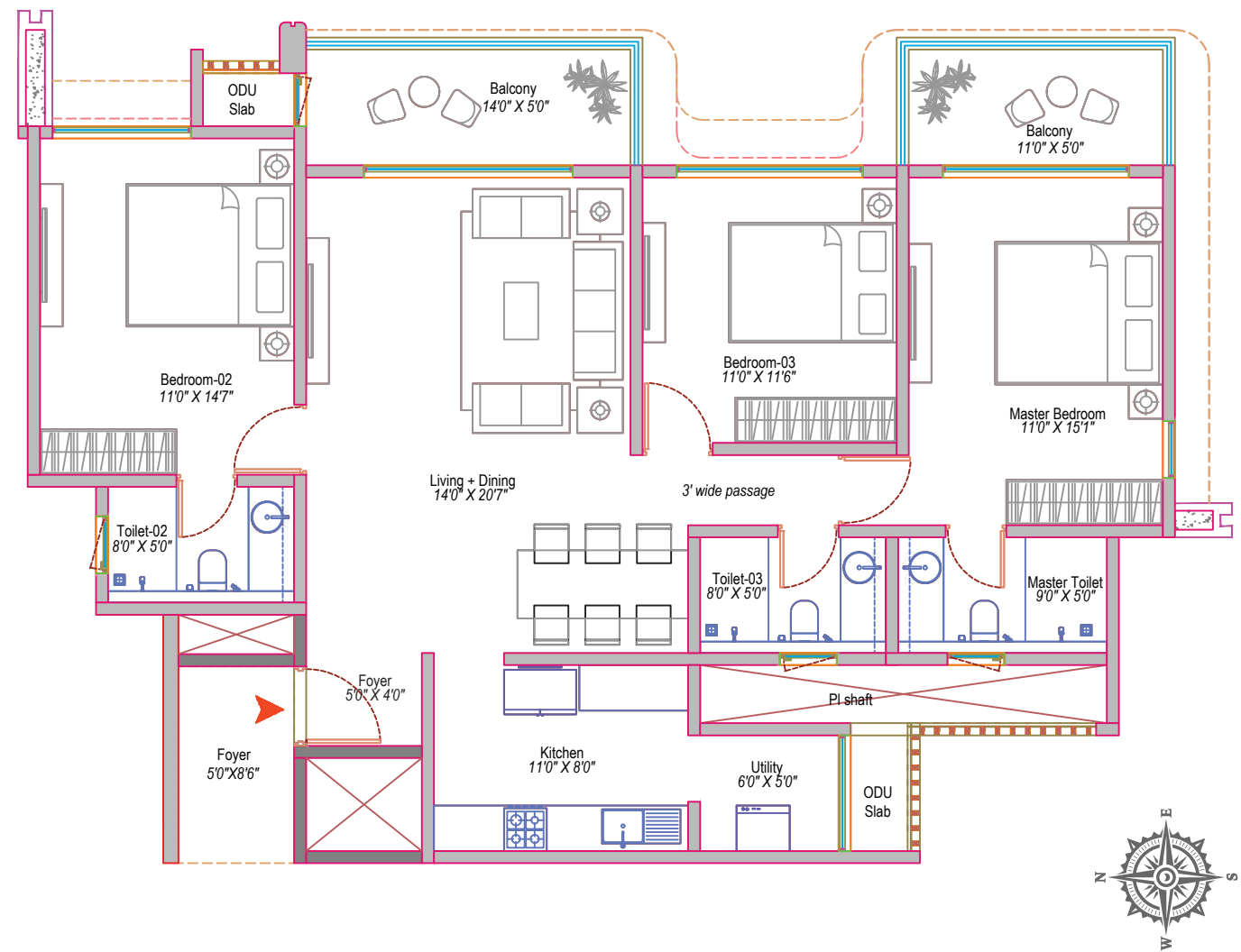
EXCLUSIVE CARPET AREA (Balconies) : 173.93 SQ.FT.

EXTERNAL FOYER : 50.56 SQ.FT.

TOTAL CARPET AREA : 1559.88 SQ.FT.

TOTAL SALEABLE AREA : 2293.94 SQ.FT.

3 BHK PREMIUM PLUS UNIT PLAN



RERA CARPET AREA : 1083.65 SQ.FT.

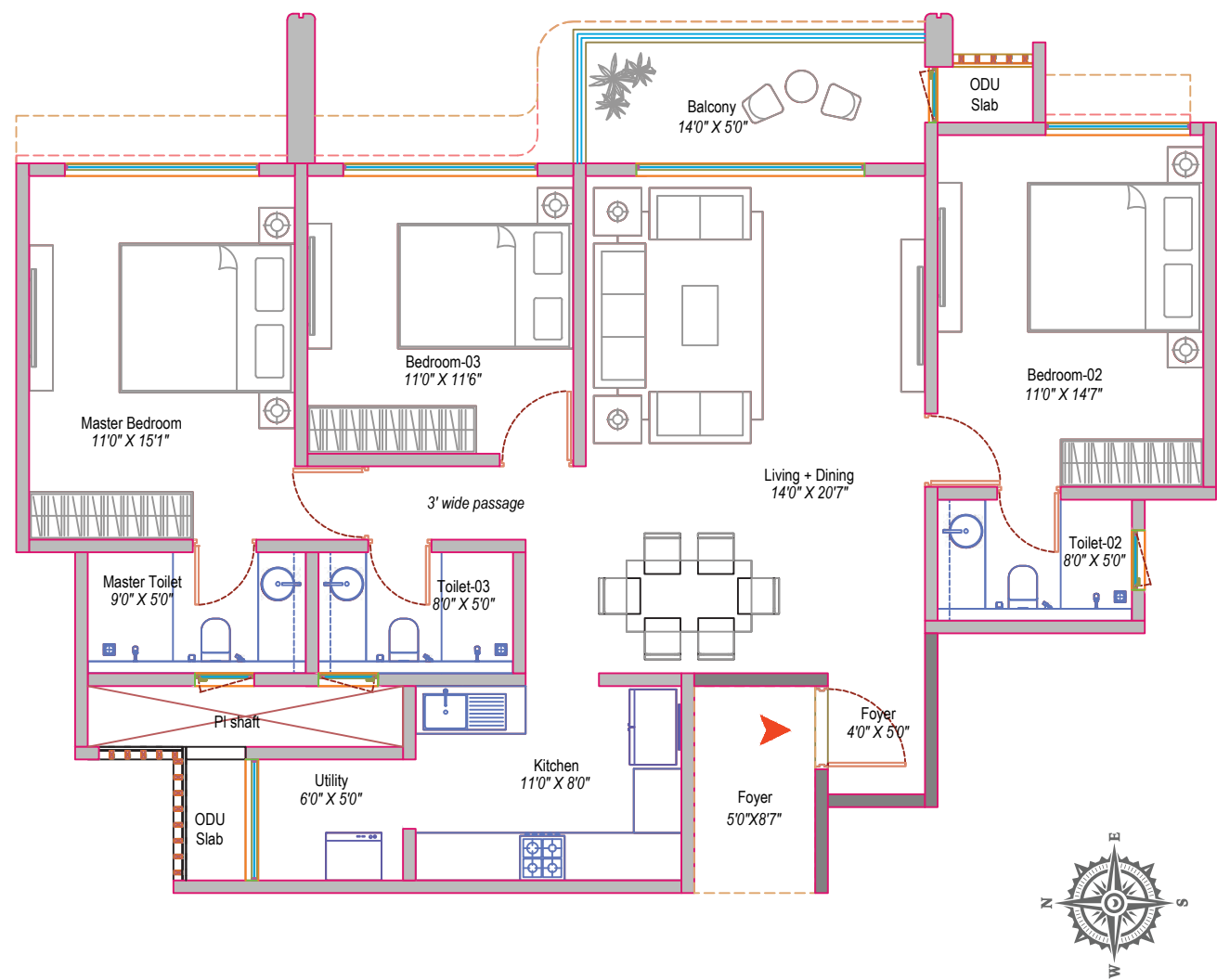
EXCLUSIVE CARPET AREA (Balconies) : 167.45 SQ.FT.

EXTERNAL FOYER : 42.60 SQ.FT.

TOTAL CARPET AREA : 1251.1 SQ.FT.

TOTAL SALEABLE AREA : 1839.85 SQ.FT.

3 BHK PREMIUM UNIT PLAN



RERA CARPET AREA : 1081.81 SQ.FT.

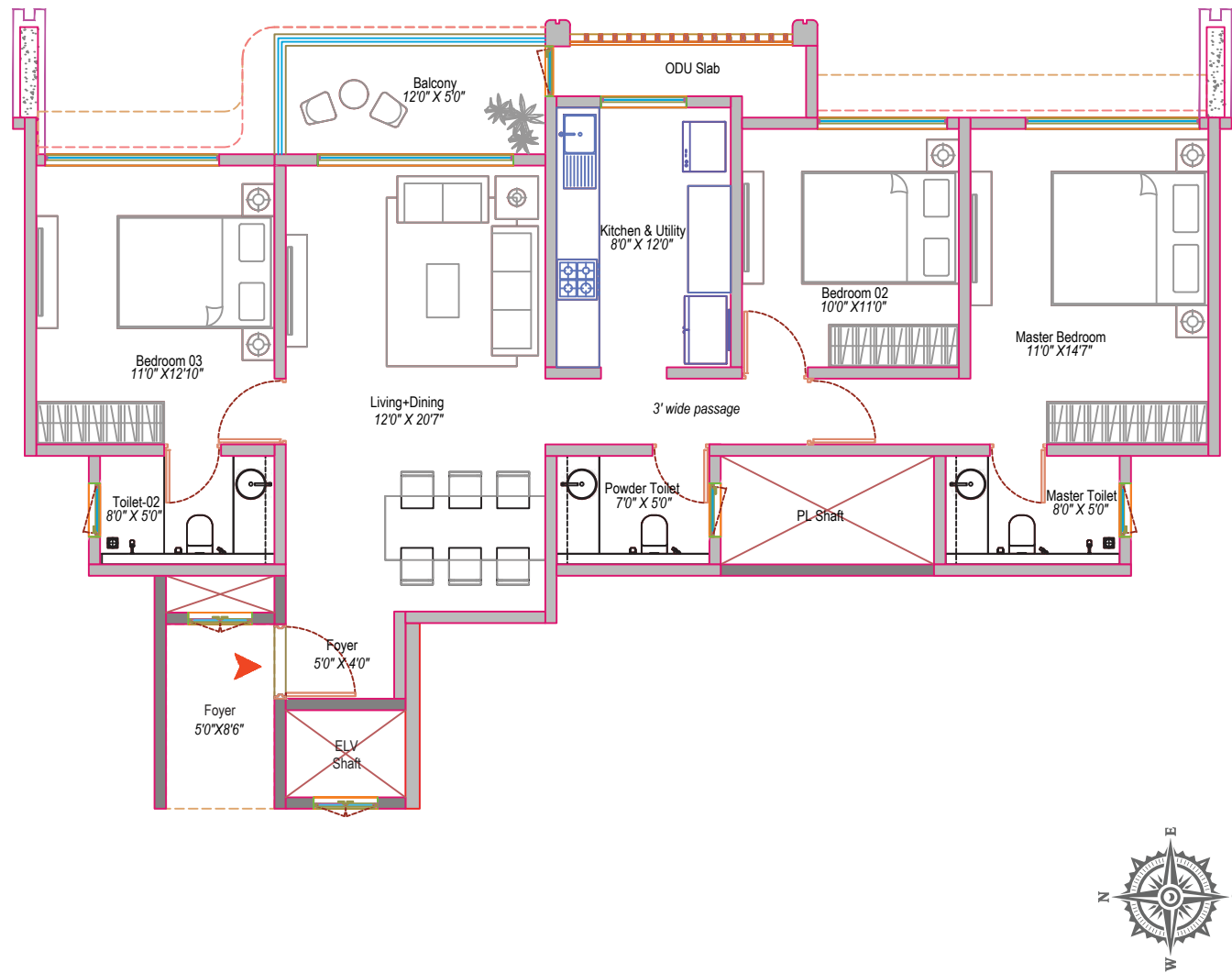
EXCLUSIVE CARPET AREA (Balconies) : 107.22 SQ.FT.

EXTERNAL FOYER : 42.84 SQ.FT.

TOTAL CARPET AREA : 1189.03 SQ.FT.

TOTAL SALEABLE AREA : 1748.58 SQ.FT.

3 BHK CLASSIC UNIT PLAN



RERA CARPET AREA : 1003.85 SQ.FT.

EXCLUSIVE CARPET AREA (Balconies) : 59.64 SQ.FT.

EXTERNAL FOYER : 42.60 SQ.FT.

TOTAL CARPET AREA : 1063.49 SQ.FT.

TOTAL SALEABLE AREA : 1563.96 SQ.FT.

WE ARE ARVIND SMARTSPACES.
AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule. Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design - which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

AHMEDABAD

Arvind Smart Park | Arvind Everland | Arvind Aqua City | Arvind Rhythm of Life
Arvind Uplands 2.0 | Arvind Fruits of Life | Arvind Highgrove | Arvind Forreste
Arvind Aavishkaar | Arvind Uplands | Arvind Citadel | Arvind Alcove
Arvind Parishkaar | Arvind Megaestate | Arvind Megatrade | Arvind Megapark

VADODARA

Arvind Greenfields

BENGALURU

Arvind Skycrest | Arvind The Park | Arvind Orchards | Arvind Forest Trails
Arvind Greatlands | Arvind The Edge | Arvind Bel | Air Arvind Oasis
Arvind Skylands | Arvind Sporcias | Arvind Expansia

PUNE

Arvind Elan



ARVIND SMARTSPACES
SUCCESS STORIES



#DESIGNEDTOINSPIRE
OUR SIGNATURE PROPERTIES.

AHMEDABAD



ARVIND EVERLAND
Premium plots



ARVIND AQUACITY
Lakeside villas & plots



ARVIND RHYTHM OF LIFE
Premium plots



ARVIND UPLANDS 2.0
Premium golf villas and plots



ARVIND FRUITS OF LIFE
Premium weekend villa plots



ARVIND HIGHGROVE
Premium golf villas and plots



ARVIND AAVISHKAAR
Premium homes with all modern amenities



ARVIND UPLANDS
Ultra luxury golf villas

Artist's Impressions

BENGALURU



ARVIND SKYCREST
Premium apartments



ARVIND THE PARK
Luxury villa plots



ARVIND FOREST TRAILS
Luxury villas



ARVIND GREATLANDS
Luxury villa plots



ARVIND THE EDGE
Modern retail, commercial and office spaces



ARVIND ORCHARDS
Premium villa plots

PUNE



ARVIND ELAN
Stylish apartments

VADODARA



ARVIND GREENFIELDS
Premium Villa Plots

Artist's Impressions

OUR HERITAGE

THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES

AND OVER 129 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work; a deep understanding of aesthetics and the discerning customer.

THE LALBHAI GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



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- ii. All project amenities and facilities shall be handed over in terms of Agreement for Sale and are part of present, future development and adjacent lands.
- iii. The Promoter proposes to modify the Development Plan / Building Plan of the Project to incorporate the additional lands through the addition of several survey numbers adjoining the Project as part of composite development/Project in the manner as deemed fit by the Promoter, by virtue of which the master Development Plan / Building Plan approval.



THE GREEN RESERVE

